



COUNTY OF HUMBOLDT

For the meeting of: 6/1/2023

File #: 23-757

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Orick Community Services District Community Tank Replacement Project - Tank 1 Replacement Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit.

Assessor Parcel Numbers: 520-161-003 and 520-171-005

Record Number: PLN-2023-18133

Orick area

A Coastal Development Permit and Conditional Use Permit including a General Plan Conformance Review for Orick Community Services District to replace an existing 100,000-gallon redwood water tank with a new 100,000-gallon, glass-fused, bolted steel tank with a concrete foundation. The existing redwood water tank is leaking and not designed to withstand a seismic event. The existing tank will be demolished and removed. The new tank will be constructed approximately 15 feet northeast of the original tank footprint and include the replacement of water and electrical lines. A new supervisory control and data acquisition (SCADA) system will be installed on the tank. An overflow outlet is proposed that will require riprap to be installed that will extend approximately six feet onto APN 520-171-005 within an existing drainage easement. A Special Permit is required for Design Review. As lead agency under CEQA, the Orick Community Services District found the project categorically exempt from CEQA per Sections 15301, 15302, and 15303 of CEQA Guidelines.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 23-__). (Attachment 1) which does the following:
 - a. Find that Orick Community Services District, as the lead agency under CEQA, found the project categorically exempt from CEQA per Sections 15301, 15302, and 15303 of CEQA Guidelines, and as a Responsible Agency, Humboldt County agrees with the lead agency's finding; and
 - b. Make all required findings for approval of the Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit; and
 - c. Approve the Orick Community Services District Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit as recommended by staff and subject to the recommended conditions of approval

(Attachment 1A).

DISCUSSION:

Project Location: The project is located in the Orick area, on the west side of Foothill Drive, approximately 850 feet north-northwest from the intersection of Hufford Road and Foothill Drive, on the property known to be in the 100 block of Foothill Drive.

Present Plan Land Use Designations: Rural Agriculture, 5 - 20 acres per unit (RA5-20), Orick Community Plan (OCR) and Humboldt County General Plan (GP); Agricultural/General, 5-acre minimum lot size (AG(5)), North Coast Area Plan (NCAP); Slope Stability: Low Instability (1).

Present Zoning: Agricultural Exclusive (AE); Residential Single Family, 20-acre minimum lot size, with combining zones for Manufactured Homes and Design Review (RS-20-M/D).

Environmental Review: Orick Community Services District is the lead agency under CEQA. Orick Community Services District found the project categorically exempt from CEQA per Sections 15301, 15302, and 15303 of CEQA Guidelines and the County of Humboldt as a responsible agency under CEQA agrees with the finding.

State Appeal Status: Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the California Coastal Commission.

Major Issues: None

Executive Summary: A Coastal Development Permit (CDP) and Conditional Use Permit including a General Plan Conformance (GPC) Review for Orick Community Services District to replace an existing 100,000-gallon redwood water tank with a new 100,000-gallon, glass-fused, bolted steel tank with a concrete foundation. The existing redwood water tank is leaking and not designed to withstand a seismic event. The existing tank will be demolished and removed. The new tank will be constructed approximately 15 feet northeast of the original tank footprint and include the replacement of water and electrical lines. A new supervisory control and data acquisition (SCADA) system will be installed on the tank. An overflow outlet is proposed that will require riprap to be installed that will extend approximately six feet onto APN 520-171-005 within an existing drainage easement. A Special Permit is required for Design Review due to the project site's location in a Design Review Combining Zone.

Orick Community Services District's entire distribution system is interconnected with two 100,000-gallon tanks. Tank 2 will be able to supply all of District's customers during construction. There is one meter in service located at the Tank 1 site. The applicant's engineer has developed a temporary connection to be used during the removal and building of the new tank. The District will provide adequate notice to customers regarding the disconnect and installation of this temporary connection.

General Plan Designations: The subject parcel is located within both the Coastal Zone and the Inland portion of the County several hundred feet north and east of Hufford Road in the Orick area. The parcel is approximately 0.33 acres in size and is located in an area of low slope instability. The Orick

Community Plan and the Humboldt County General Plan classify the Inland portion of the parcel with a land use designation of Rural Agriculture, 5 - 20 acres per unit (RA5-20). The Humboldt County General Plan discusses the character of the RA land use designation as land that is appropriate for large lot residential uses that typically rely on on-site water and wastewater systems and identifies Essential Services (i.e., community wells, water storage tanks, and associated water treatment facilities.) as an allowable use type within the designation. The North Coast Area Plan classifies the Coastal Zone portion of the parcel with a land use designation of Agricultural/General, 5-acre minimum lot size (AG (5)). The North Coast Area Plan discusses the character of the AG land use designation as land that is appropriate for production of food, fiber, plants or the grazing of recreational livestock, with a residence incidental to this use. The proposed project supports the uses within both land use designations.

A report on conformance with the general plan is required under California Government Code Section 65402 when a local agency acts to acquire or dispose of real property or intends to construct a new public building or structure. The applicable code is included as Attachment 4 to this staff report.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 5)

RECOMMENDATIONS:

Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit, Conditional Use Permit, General Plan Conformance Review, and Special Permit.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plans
 - C. Construction Plans
2. Location Map
3. Applicant's Evidence in Support of the Findings
4. California Government Code Section 65402
5. Referral Agency Comments and Recommendations

Applicant

Orick Community Services District

File #: 23-757

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Owners

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Agent

ENPLAN
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Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.